

Hollin Bank

Littleborough





Hollin Bank

Littleborough

A taste of local life

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**Bovis
Homes** 



Welcome to Hollin Bank

An exciting new development in the charming town of Littleborough. Nestled amidst the breathtaking landscapes on the edge of the Pennines and just a stone's throw away from the award-winning Hollingworth Lake. Hollin Bank offers you a gateway to a life of comfort, convenience and natural beauty.



Getting around

Littleborough is ideally located for transport links, with access to the M62 less than a 10-minute drive, it's great for those travelling eastwards towards Huddersfield or Leeds, as well as west-bound towards major cities such as Manchester and Liverpool.

Littleborough train station is a short walk from the development, with regular trains to Rochdale, Leeds, Manchester, Wigan, Blackburn and many more.

For wider travel, Manchester International Airport can easily be reached in under an hour.

A trip to the shops

The town of Littleborough offers everything you would need for day-to-day life including leisure facilities for all the family to enjoy. You won't need to travel far with the town offering an array of independent retailers, everything from florists to butchers, beauticians and more. Have a bite to eat in one of Littleborough's various bistros, cafes or pubs, or why not enjoy a relaxing drink whilst taking in the views of Hollingworth Lake.

There is a choice of well-known supermarkets nearby as well as doctors surgery, dentists, sports centre and pharmacies.

Taking time out

Residents can enjoy unparalleled access to nature's wonders. Whether you're embarking on a scenic hike, enjoying a

leisurely bike ride, or simply soaking in the stunning views, the great outdoors is yours to explore, right on your doorstep.

Enjoy a stroll along Rochdale Canal Towpath, or wonder around Hollingworth Lake just a short walk from Hollin Bank. For those more adventurous, you can take to the water at the activity centre with boat and pedalo hire, or try one of the many sports on offer including stand up Paddleboarding.

For other outdoor pursuits, try your hand at one of the local golf clubs or riding schools.

Education

Families choosing to make their home in Littleborough, will be delighted by the wide array of educational opportunities available in the area. Close to the development, you'll find a selection of highly regarded primary schools, including Littleborough Community Primary School and Holy Trinity Church of England Primary School, both boasting 'Good' ratings from Ofsted.

As students' progress through their educational journey, there are excellent secondary school options within easy reach of the development. Wardle Academy and Hollingworth Academy, both also rated 'Good' by Ofsted, offer comprehensive secondary education programs designed to prepare students for future success.

Scan me
for directions



Hollin Bank

Hollingworth Road, Littleborough

OL15 0AU

01623 306 557

From M62

- Leave at junction 21 following signs for Milnrow/A640
- Once on Sir Isaac Newton Way, use the left hand lane for A640 (N) picking up signs for Hollingworth Lake
- After half a mile on Elizabeth Way/A640, at the traffic lights, turn right onto Bridge Street/B6225
- At the small roundabout, take the 1st exit onto Kiln Lane/B6225
- After a third of a mile, bare left onto Wildhouse Lane/B6225 following signs for Hollingworth Lake
- Continue on until you reach the roundabout, turning right onto Smithy Bridge Road/B6225
- Follow the road round, baring left onto Hollingworth Road
- After a short distance you will reach Hollin Bank on your left

Cover photograph of Hollingworth Lake. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry West Yorkshire region

1 Red Hall Avenue, Paragon Business Village, Wakefield WF1 2UL. Telephone: 01977 555 550

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Littleborough

Development plan

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Hollin Bank

Littleborough



PS Pumping Station
 SS Substation
 LEAP Local equipped area for play

2 bedroom apartments

■ The Butterworth

3 bedroom homes

- The Poplar
- The Newall
- The Spruce
- The Jessop
- The Hazel
- The Cypress
- The Rowan

4 bedroom homes

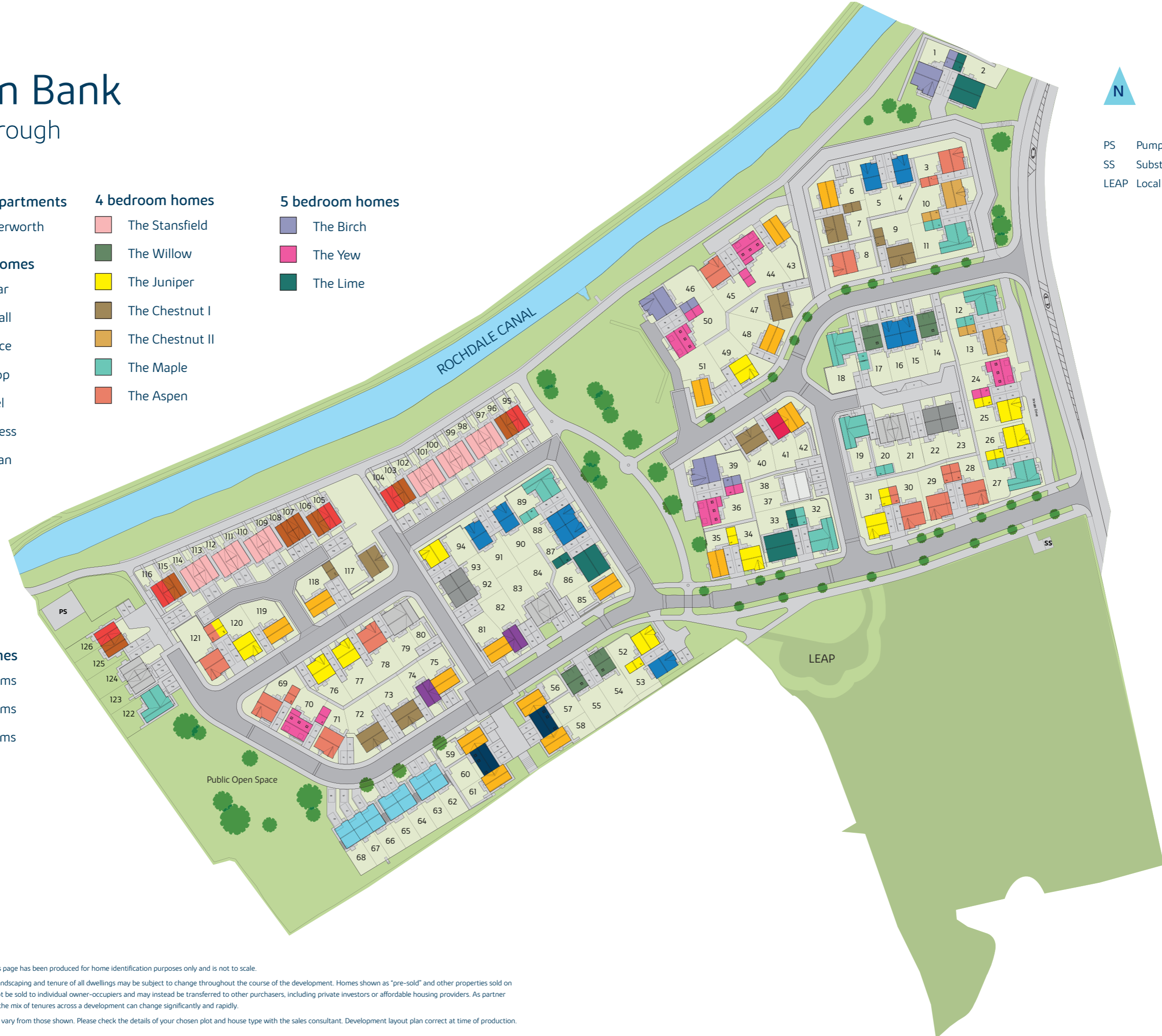
- The Stansfield
- The Willow
- The Juniper
- The Chestnut I
- The Chestnut II
- The Maple
- The Aspen

5 bedroom homes

- The Birch
- The Yew
- The Lime

Pre-sold homes

- 2 bedrooms
- 3 bedrooms
- 4 bedrooms



The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Butterworth

2 bedroom apartment

bovishomes.co.uk

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The Butterworth

2 bedroom apartment

First floor	metres	feet / inches
Kitchen	3.13 x 3.07	10'3" x 10'1"
Sitting / Dining	6.09 x 3.89	20'0" x 12'9"
Bedroom 1	3.98 x 2.87	13'1" x 9'5"
Bedroom 2	2.87 x 2.59	9'5" x 8'6"

ovn	oven	cup'd	cupboard
h	hob	cyl	hot water cylinder
ffzs	fridge freezer space	◀ ▶	measuring points

The Butterworth

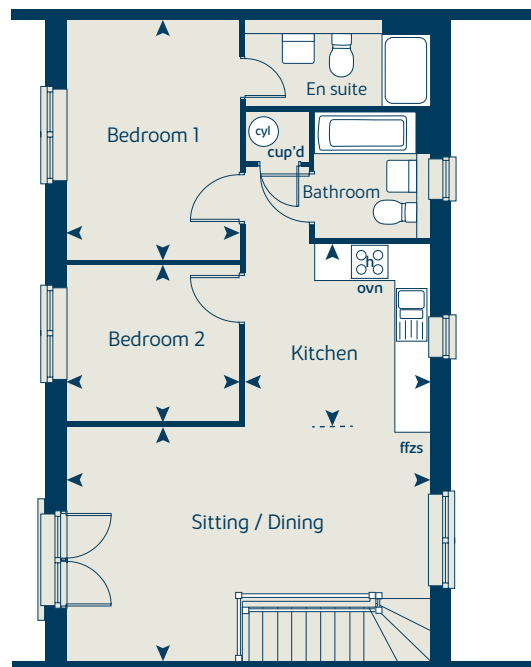
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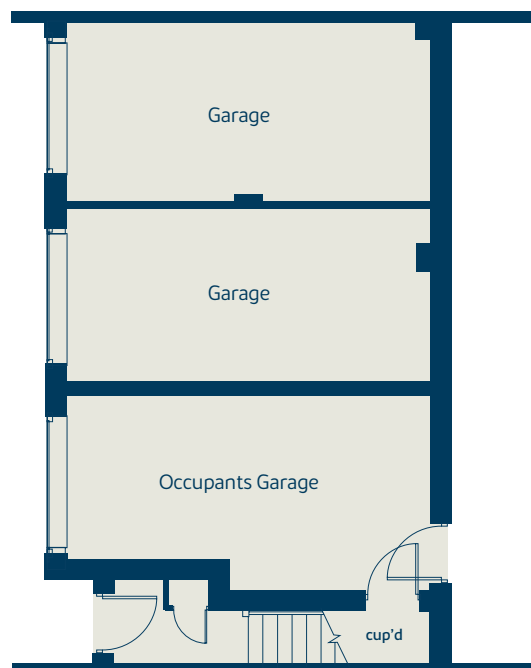
Windows apply to selected plots only. Please see sales consultant for further details.

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First floor



Ground floor





The Poplar

3 bedroom home

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The Poplar

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	4.74 x 4.38	15'7" x 14'5"
Study	2.57 x 2.32	8'5" x 7'7"

First floor	metres	feet / inches
Sitting room	4.74 x 3.46	15'7" x 11'4"
Bedroom 3	4.74 x 2.57	15'7" x 8'5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

The Poplar

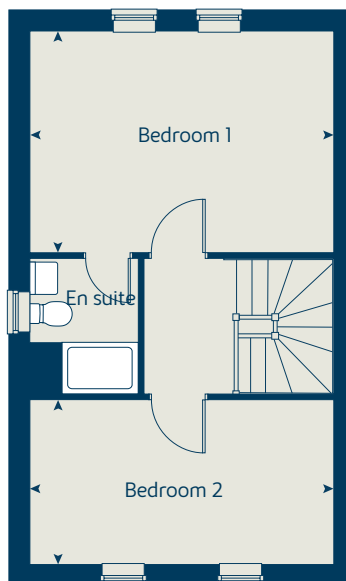
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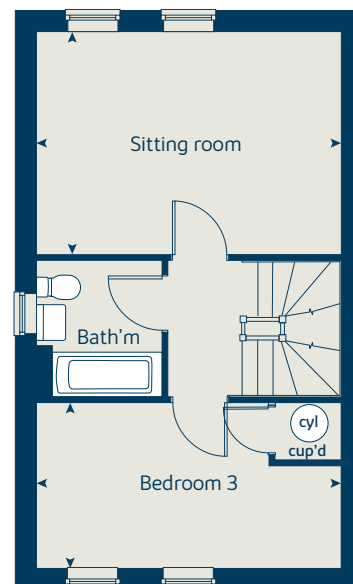
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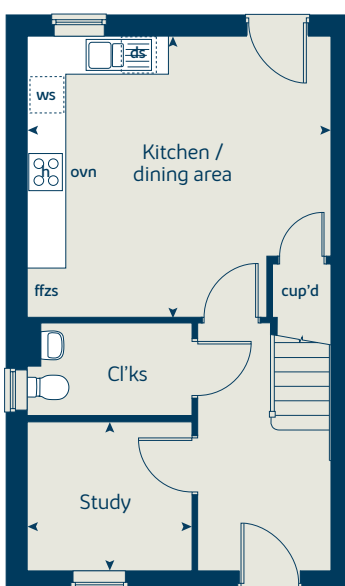
Second floor



First floor



Ground floor





The Newall

3 bedroom home

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The Newall

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	4.71 x 2.80	15'6" x 9'2"
Sitting room	4.71 x 3.41	15'6" x 11'3"

First floor	metres	feet / inches
Study	2.80 x 2.50	9'2" x 8'3"
Bedroom 3	4.71 x 3.41	15'6" x 11'3"

Second floor	metres	feet / inches
Bedroom 1	3.41 x 2.90	11'3" x 9'6"
Bedroom 2	4.71 x 2.80	15'6" x 9'2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

The Newall

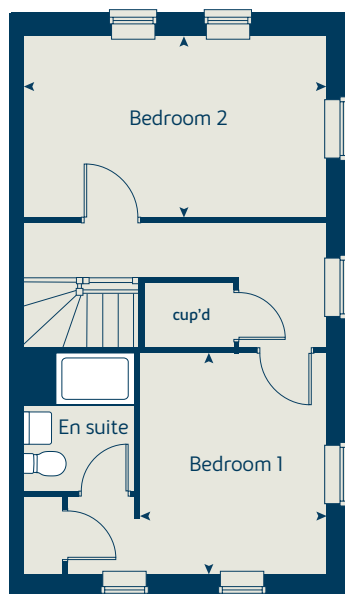
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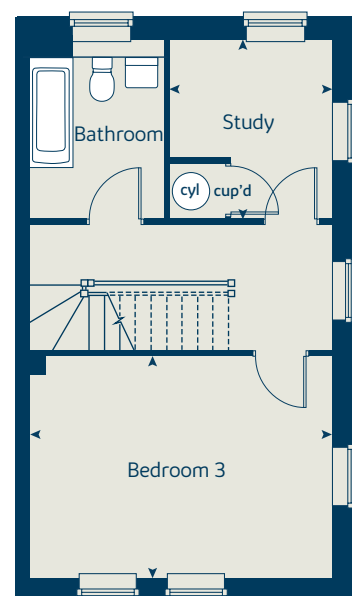
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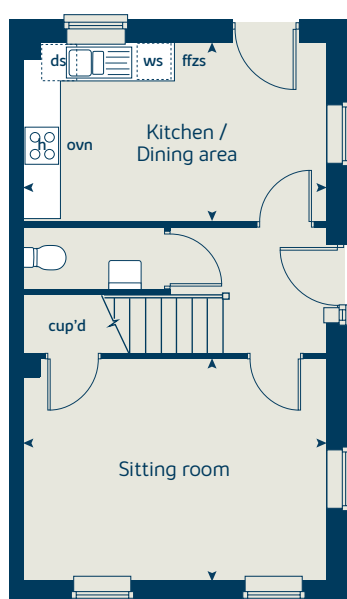
Second floor



First floor



Ground floor





The Spruce

Detached 3 bedroom home

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The Spruce

Detached
3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	5.52 x 3.20	18'2" x 10'6"
Sitting room	5.52 x 3.38	18'2" x 11'1"

First floor

Bedroom 1	3.33 x 2.94	10'11" x 9'8"
Bedroom 2	3.63 x 3.26	11'11" x 10'9"
Bedroom 3	3.63 x 2.17	11'11" x 7'2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
cyl	hot water cylinder	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Spruce

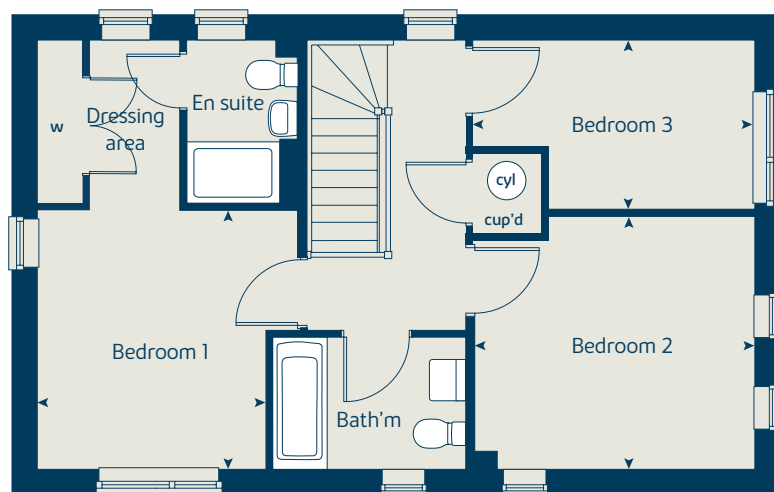
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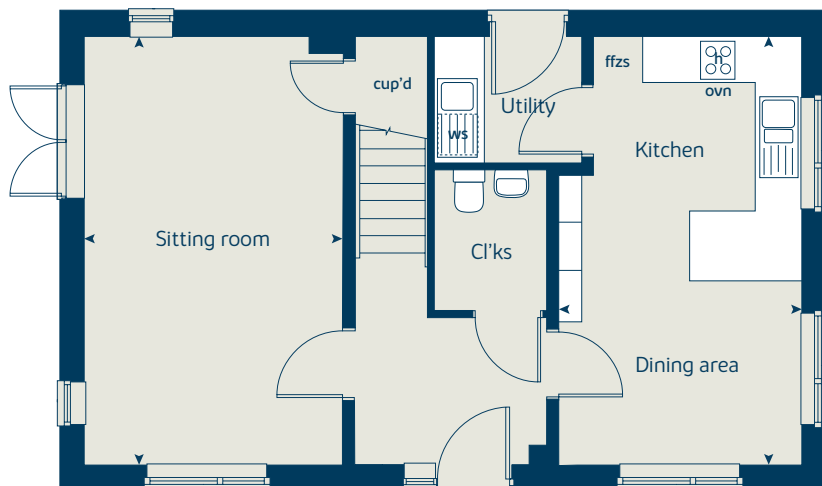
Window positions may vary from plot to plot. See sales consultant for details on individual plot working drawings.

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First floor



Ground floor





The Spruce

Semi-detached 3 bedroom home

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Homes** 

The Spruce

Semi-detached
3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	5.52 x 3.20	18'2" x 10'6"
Sitting room	5.52 x 3.38	18'2" x 11'1"

First floor

Bedroom 1	3.33 x 2.94	10'11" x 9'8"
Bedroom 2	3.63 x 3.26	11'11" x 10'9"
Bedroom 3	3.63 x 2.17	11'11" x 7'2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
cyl	hot water cylinder	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Spruce

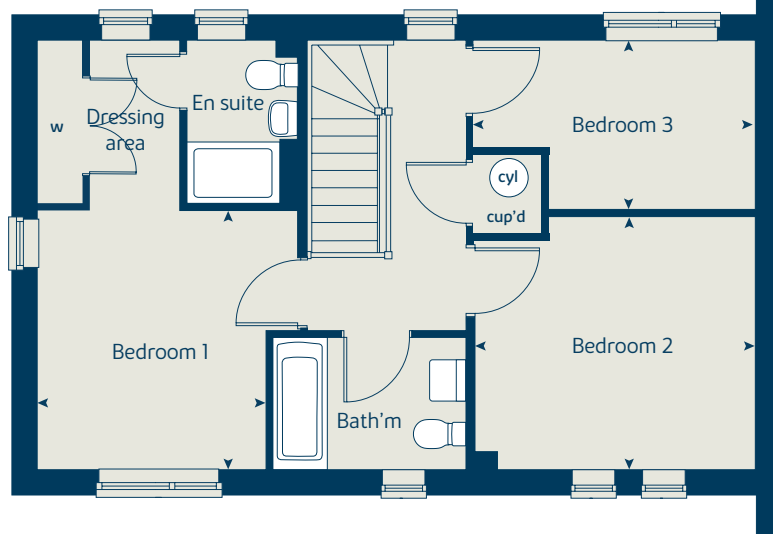
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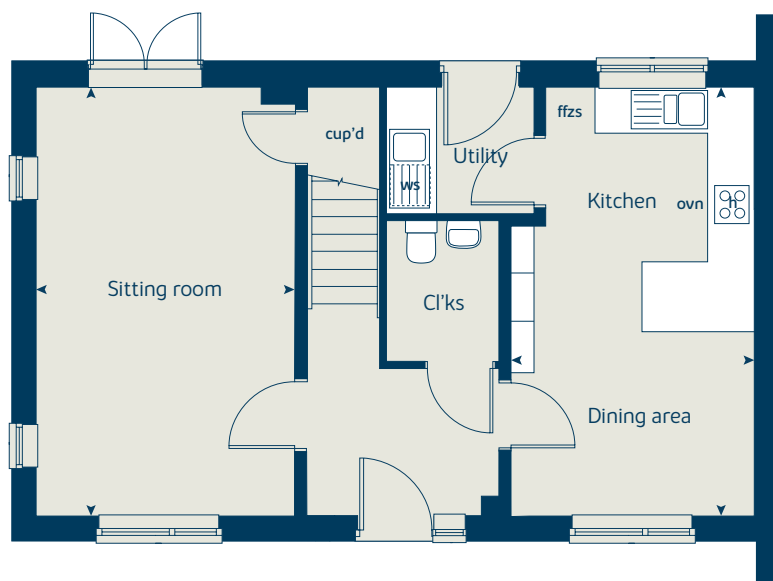
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First floor



Ground floor





The Jessop

3 bedroom home

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Homes** 

The Jessop

3 bedroom home

First floor	metres	feet / inches
Kitchen	3.38 x 3.26	11'1" x 10'9"
Sitting / Dining	5.50 x 4.59	18'1" x 15'1"

Second floor	metres	feet / inches
Bedroom 1	3.26 x 2.88	10'9" x 9'6"
Bedroom 2	3.33 x 2.88	10'11" x 9'5"
Bedroom 3	3.36 x 2.03	11'1" x 6'8"

ovn	oven	ds	dishwasher space
h	hob	w	wardrobe
drs	dryer space	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
ffzs	fridge freezer space	< >	measuring points

The Jessop

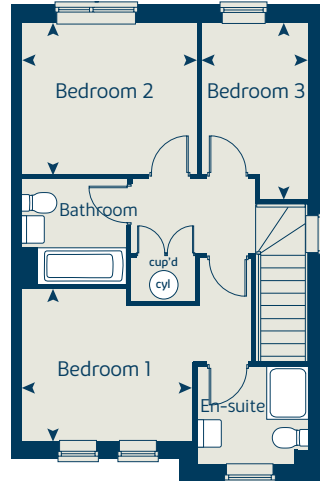
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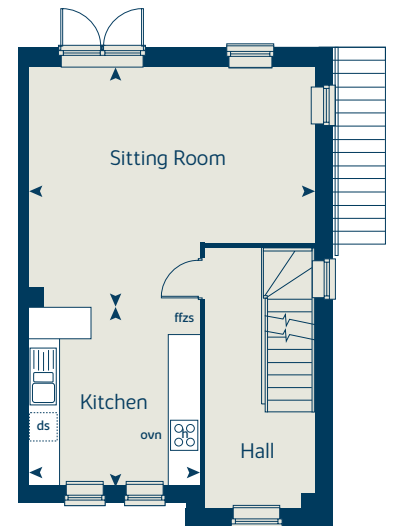
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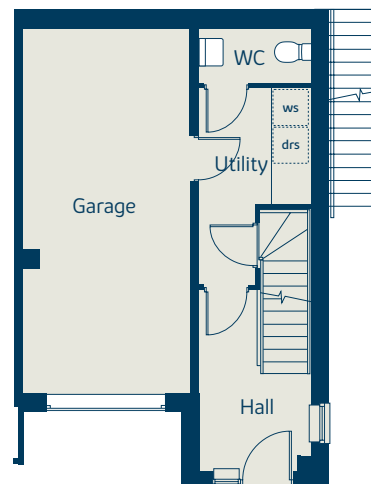
Second floor



First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

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Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	5.19 x 2.98	17' 0" x 9' 10"
Sitting room	4.17 x 3.70	13' 8" x 12' 2"

First floor

Bedroom 1	3.54 x 3.26	11' 7" x 10' 8"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.14	11' 5" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

The Hazel

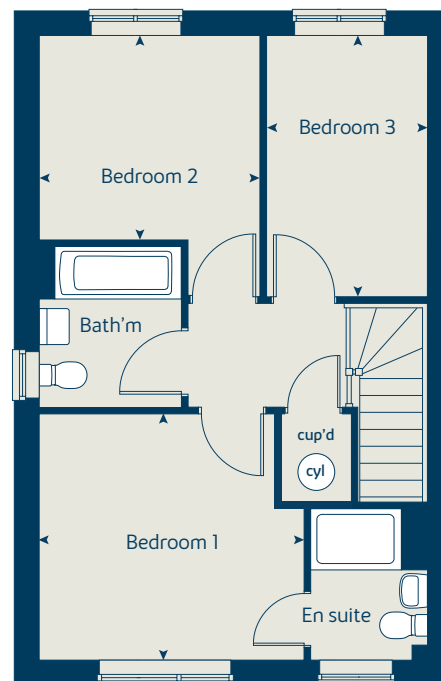
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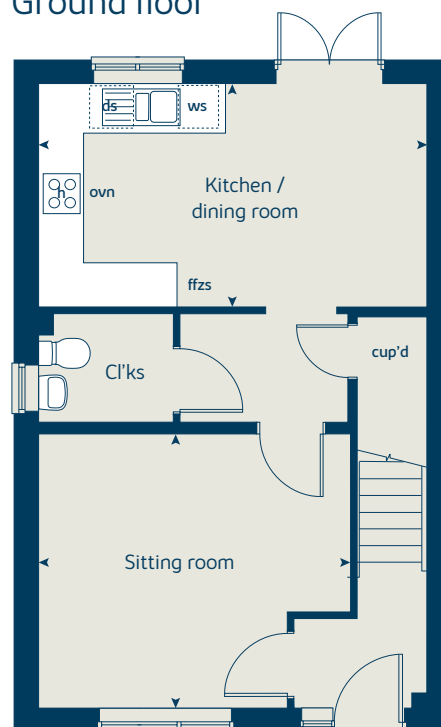
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First floor



Ground floor





The Cypress

3 bedroom home

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**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points
cyl	hot water cylinder		

The Cypress

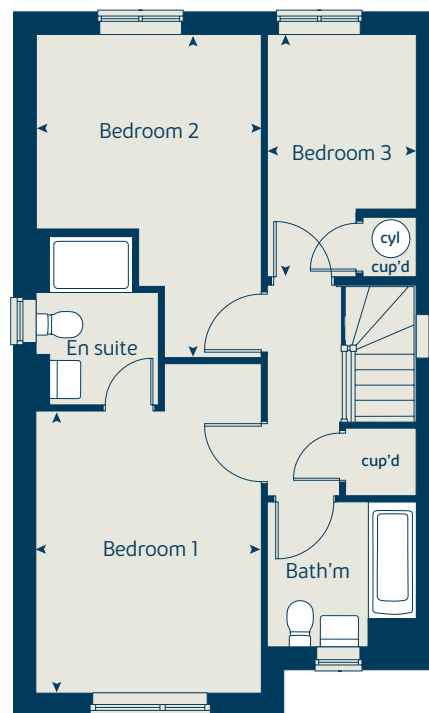
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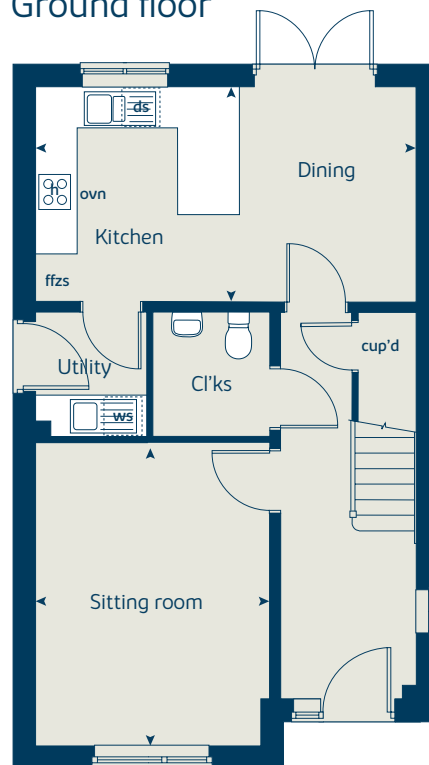
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First floor



Ground floor





The Rowan

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / Dining	5.23 x 5.19	17' 2" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.57 x 3.68	11' 9" x 12' 1"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

The Rowan

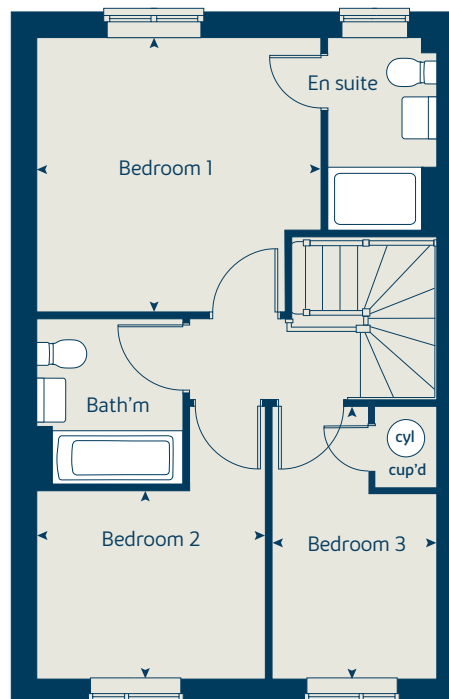
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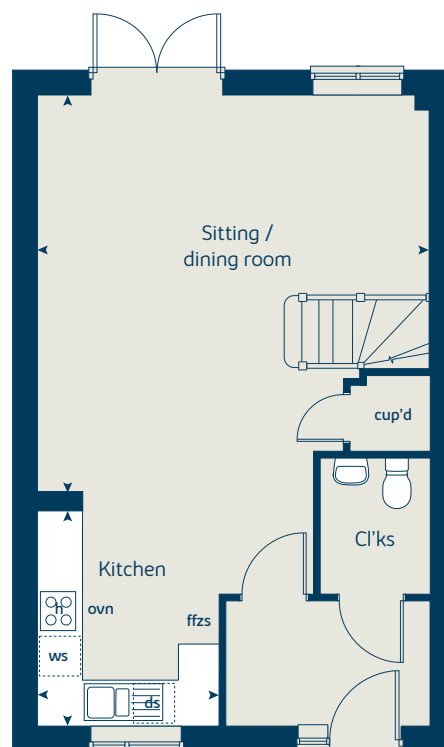
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First floor



Ground floor





The Stansfield

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Stansfield

4 bedroom home

Ground floor metres feet / inches
 Kitchen / Dining 5.32 x 2.86 17'5" x 9'5"

First floor
 Sitting room 5.32 x 3.53 17'5" x 11'7"
 Bedroom 3 3.11 x 3.02 10'2" x 9'11"

Second floor
 Bedroom 1 4.26 x 4.03 14'0" x 13'3"
 Bedroom 2 4.73 x 2.61 15'6" x 8'7"
 Bedroom 4 3.63 x 2.61 11'11" x 8'7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

The Stansfield

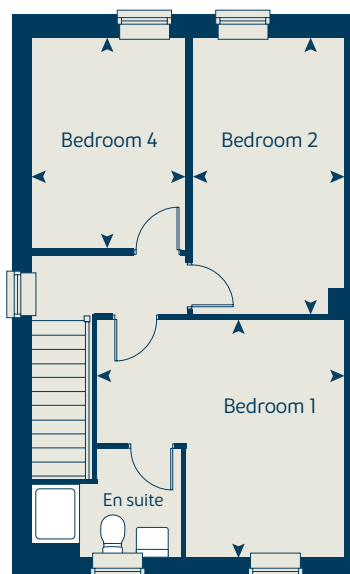
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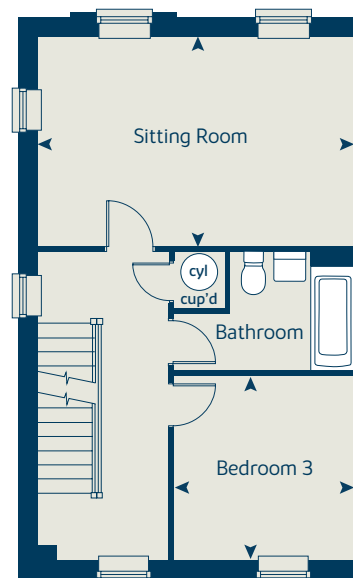
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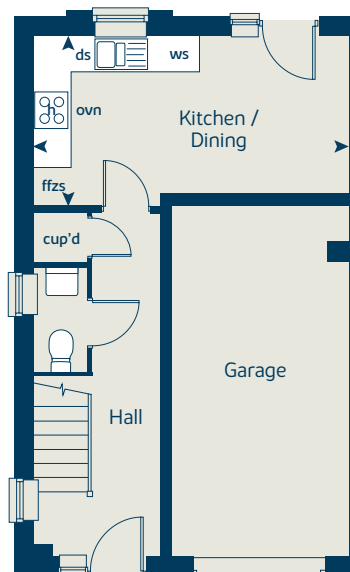
Second floor



First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	5.09 x 3.22	16' 8" x 10' 6"

First floor	metres	feet / inches
Bedroom 2	4.89 x 3.33	16' 0" x 10' 11"
Bedroom 3	4.04 x 3.33	13' 3" x 10' 11"
Bedroom 4	2.77 x 2.56	9' 1" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	5.92 x 4.34	19' 5" x 14' 2"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
cyl	hot water cylinder		

The Willow

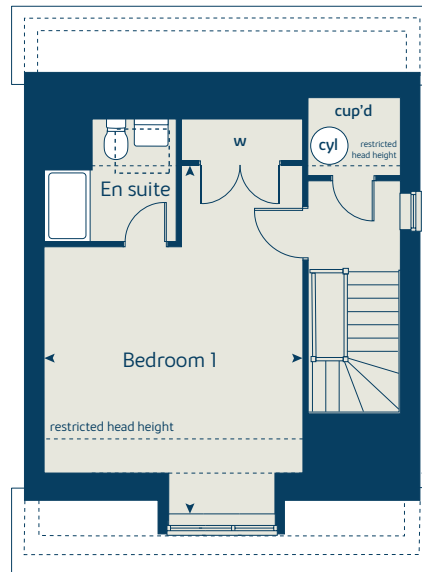
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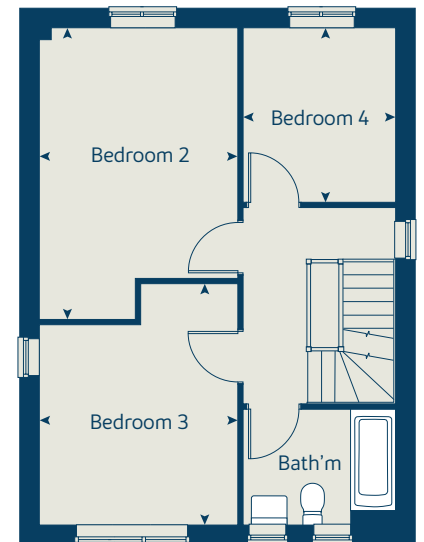
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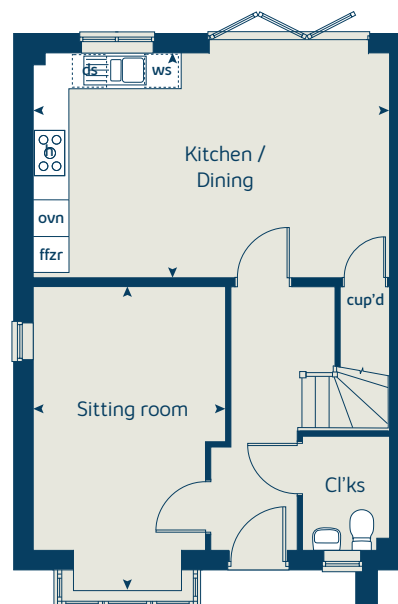
Second floor



First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining	7.21 x 3.52	23' 8" x 11' 7"
Sitting room	4.55 x 3.05	14' 11" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 1"

First floor	metres	feet / inches
Bedroom 1	3.47 x 2.85	11'5" x 9'4"
Bedroom 2	3.65 x 2.83	12'0" x 9'4"
Bedroom 3	3.52 x 2.37	11'7" x 7'10"
Bedroom 4	3.60 x 2.38	11'10" x 7'10"

ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Juniper

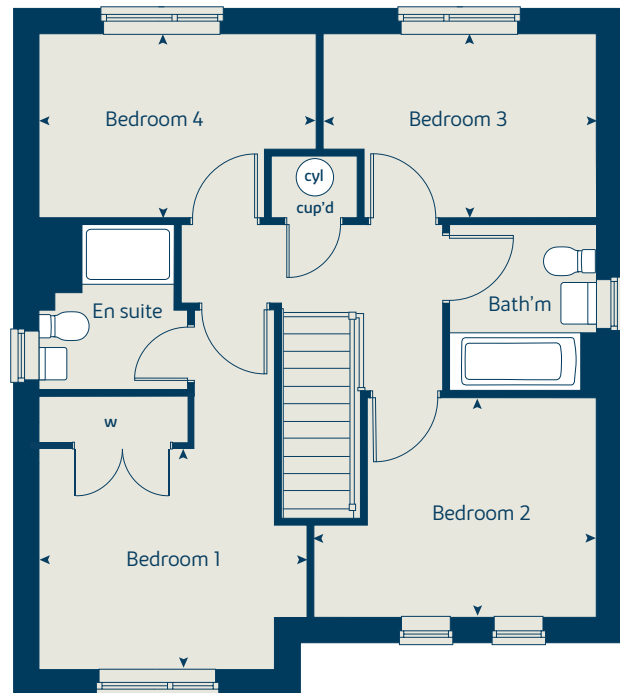
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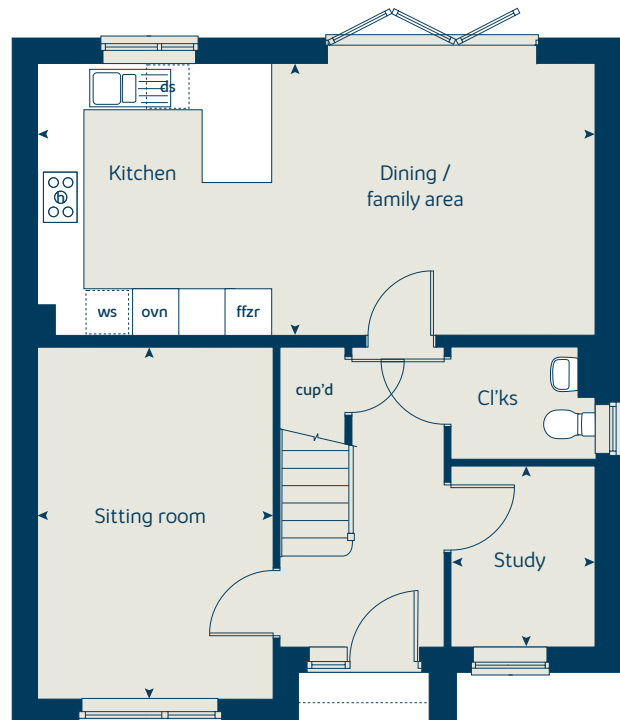
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JP 06.2024

First floor



Ground floor





The Chestnut I

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut I

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.04 x 3.04	13'3" x 10'0"
Dining/Family	4.59 x 2.83	15'0" x 9'3"
Sitting room	4.97 x 3.40	16'4" x 11'2"
Study	3.40 x 1.81	11'2" x 5'11"

First floor

Bedroom 1	4.47 x 3.24	14'8" x 10'8"
Bedroom 2	3.47 x 3.36	11'5" x 11'1"
Bedroom 3	3.42 x 2.31	11'3" x 7'7"
Bedroom 4	3.23 x 2.34	10'7" x 7'8"

ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Chestnut

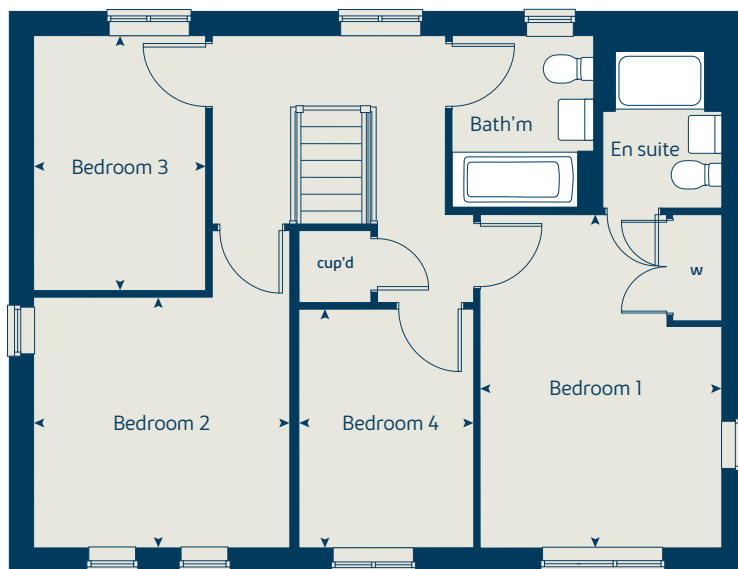
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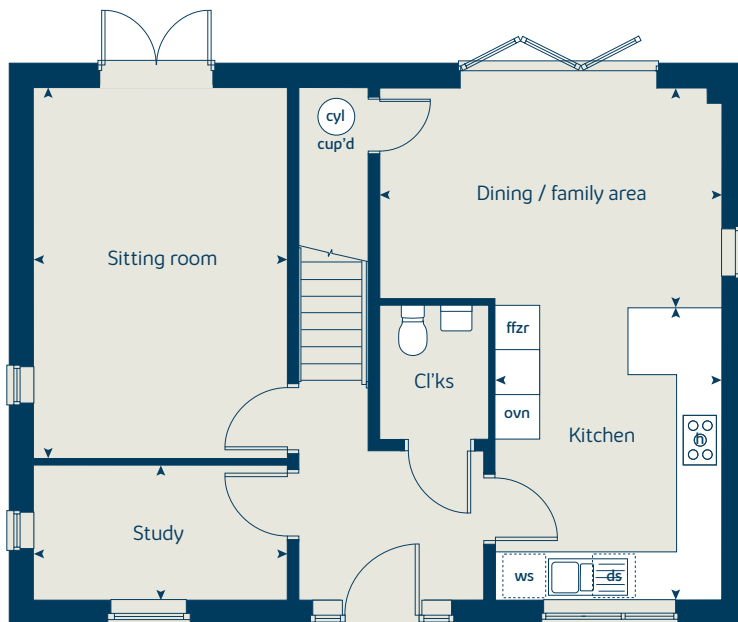
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JP 06.2024

First floor



Ground floor





The Chestnut II

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut II

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.04 x 3.04	13'3" x 10'0"
Dining/Family	4.59 x 2.83	15'0" x 9'3"
Sitting room	4.97 x 3.40	16'4" x 11'2"
Study	3.40 x 1.81	11'2" x 5'11"

First floor

Bedroom 1	4.47 x 3.10	14'8" x 10'2"
Bedroom 2	3.47 x 3.36	11'5" x 11'1"
Bedroom 3	3.42 x 2.31	11'3" x 7'7"
Bedroom 4	3.65 x 2.48	12'0" x 8'2"

ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Chestnut

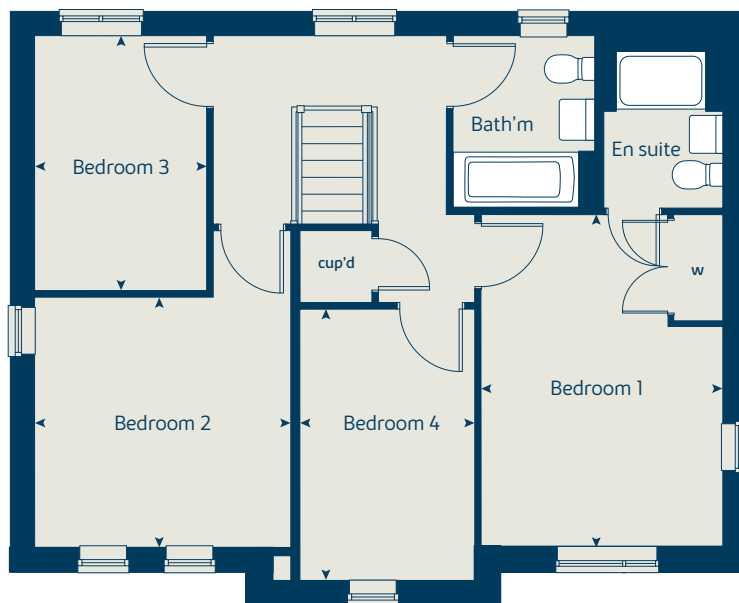
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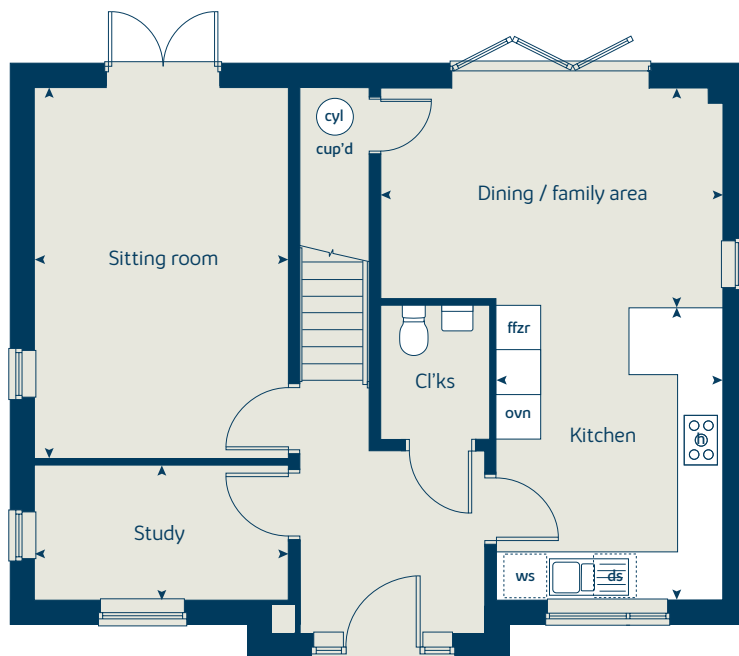
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JP 06.2024

First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11'8" x 11'6"
Family/Dining	7.31 x 3.28	24'0" x 10'9"
Sitting room	5.17 x 3.50	17'0" x 11'6"
Study	2.50 x 2.29	8'3" x 7'6"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11'10" x 11'6"
Bedroom 2	4.32 x 3.56	14'2" x 11'8"
Bedroom 3	4.17 x 2.90	13'8" x 9'6"
Bedroom 4	2.95 x 2.90	9'8" x 9'6"

ovn	oven	w	wardrobe
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

The Maple

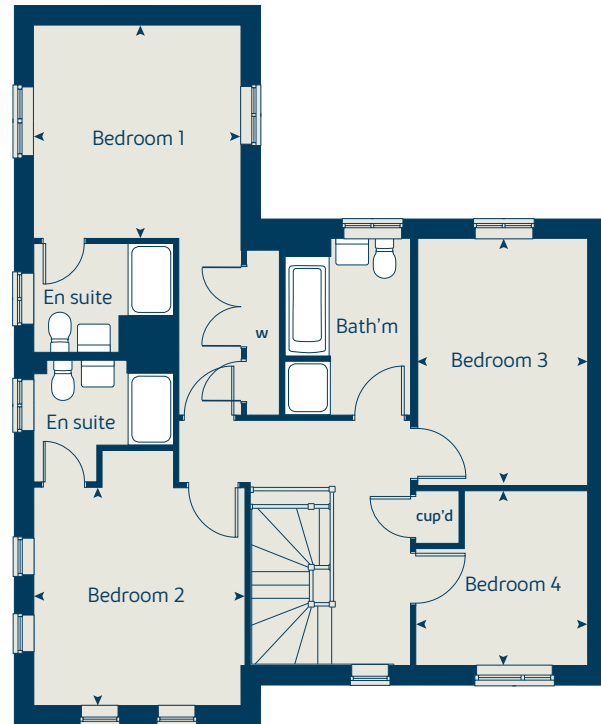
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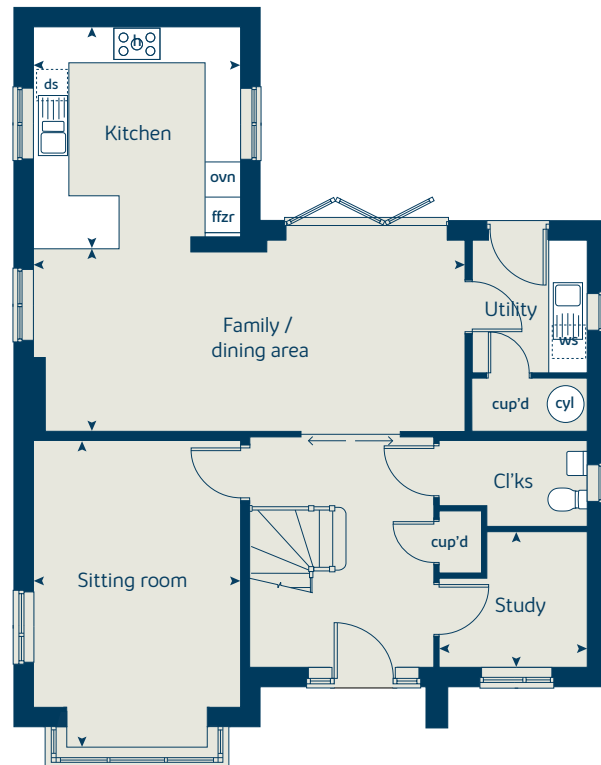
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JP 06.2024

First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen/Dining	7.77 x 3.58	25'6" x 11'9"
Sitting room	5.04 x 3.39	16'6" x 11'1"
Study	2.02 x 2.01	6'8" x 6'7"

First floor

Bedroom 1	4.52m x 3.81m	14'10" x 12'6"
Bedroom 2	3.87m x 3.11m	12'8" x 10'2"
Bedroom 3	4.07m x 2.45m	13'5" x 8'1"
Bedroom 4	3.61m x 2.45m	11'10" x 8'1"

ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Aspen

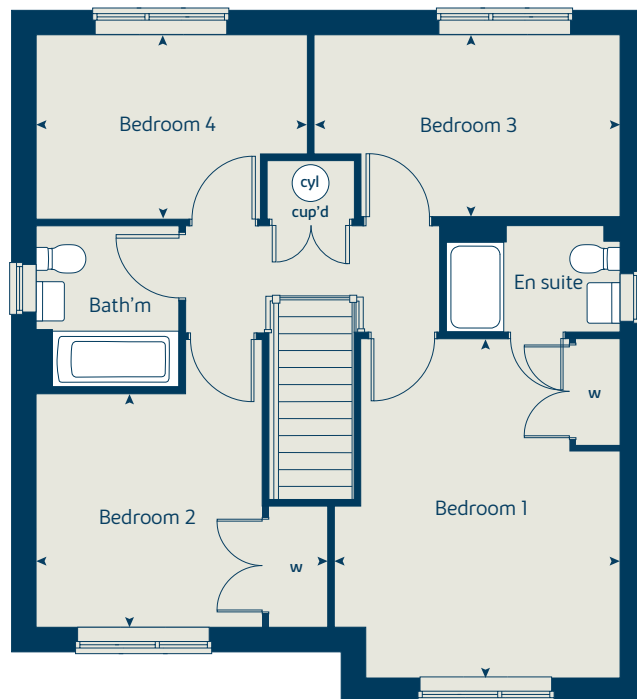
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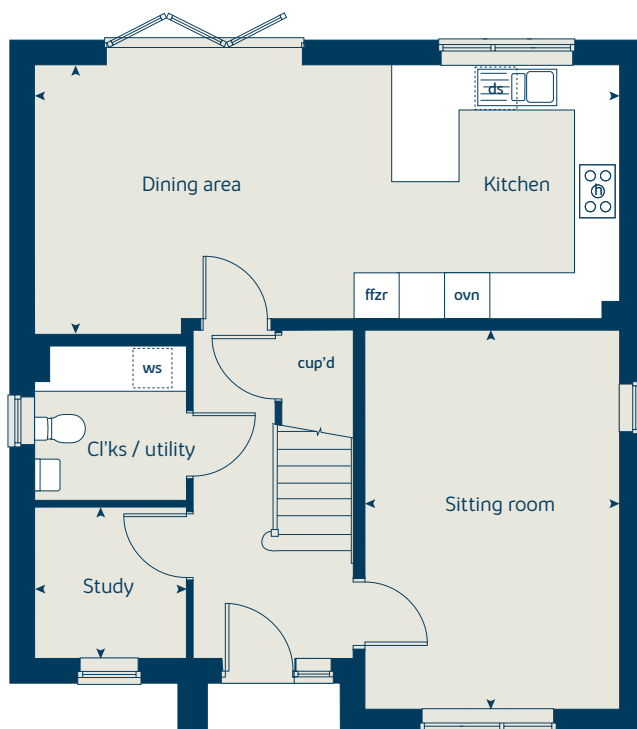
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JP 06.2024

First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen/Dining	9.12 x 4.54	29'11" x 14'11"
Sitting room	4.97 x 3.61	16'4" x 11'10"
Study / dining room	3.41 x 3.00	11'3" x 9'10"

First floor

Bedroom 1	3.57 x 3.61	11'8" x 11'10"
Bedroom 2	3.92 x 2.90	12'10" x 9'6"
Bedroom 3	3.06 x 2.75	10'1" x 9'0"
Bedroom 4	3.33 x 2.83	10'11" x 9'3"
Bedroom 5	2.83 x 2.70	9'3" x 8'11"

ovn	oven	cyl	hot water cylinder
h	hob	cup'd	cupboard
ds	dishwasher	w	wardrobe
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Birch

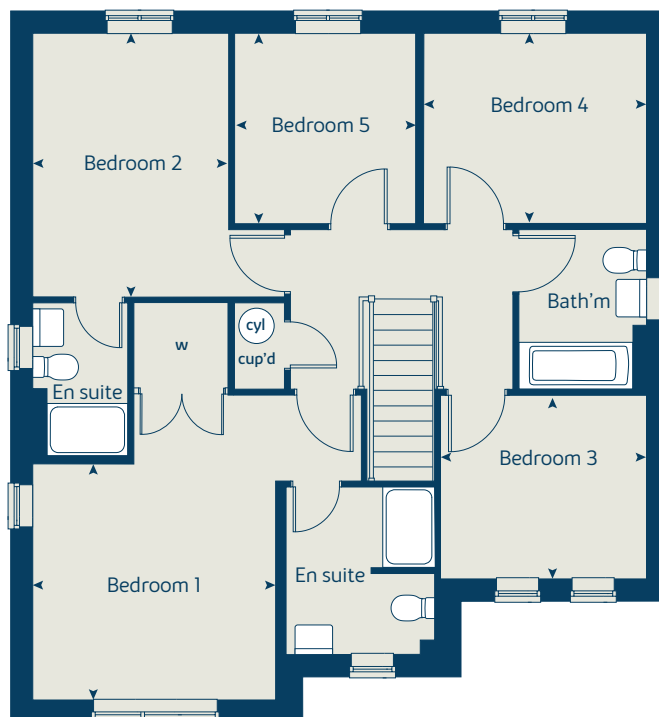
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JP 06.2024

First floor



Ground floor





The Yew

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.16	12' 2" x 10' 5"
Family / Dining	4.74 x 3.16	15' 7" x 10' 5"
Sitting room	4.68 x 3.17	15' 5" x 10' 5"
Study	3.17 x 1.76	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	4.17 x 3.73	13' 8" x 12' 3"
Bedroom 3	4.19 x 3.22	13' 9" x 10' 7"
Bedroom 5	2.87 x 2.27	9' 5" x 7' 5"

Second floor	metres	feet / inches
Bedroom 2	5.04 x 3.22	16' 6" x 10' 7"
Bedroom 4	3.73 x 2.86	12' 3" x 9' 5"

ovn	oven	cup'd	cupboard
h	hob	cyl	hot water cylinder
ds	dishwasher	w	wardrobe
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

The Yew

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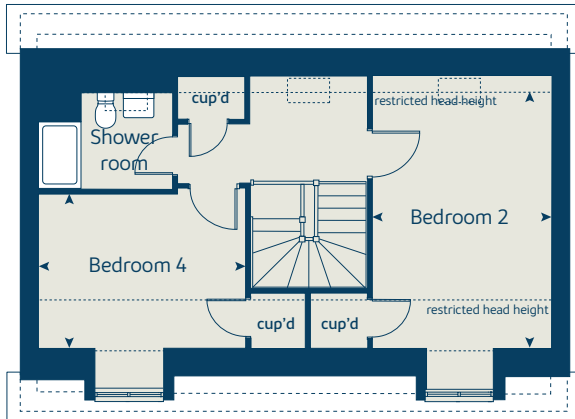
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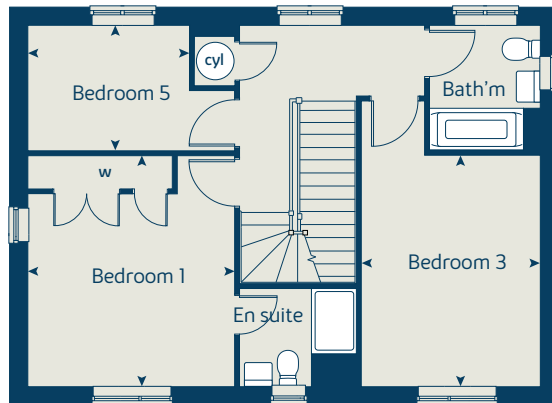
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Second floor



First floor



Ground floor





The Lime

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Lime

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.92	13' 11" x 12' 10"
Family / Dining	3.79 x 3.58	12' 5" x 11' 9"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.77	12' 8" x 9' 1"
Study	3.58 x 2.55	11' 9" x 8' 5"

First floor

Bedroom 1	4.07 x 3.75	13' 5" x 12' 4"
Bedroom 2	4.07 x 3.57	13' 5" x 11' 9"
Bedroom 3	3.26 x 3.26	10' 9" x 10' 8"
Bedroom 4	3.56 x 2.82	11' 8" x 9' 3"
Bedroom 5	2.85 x 2.66	9' 4" x 8' 9"

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Lime

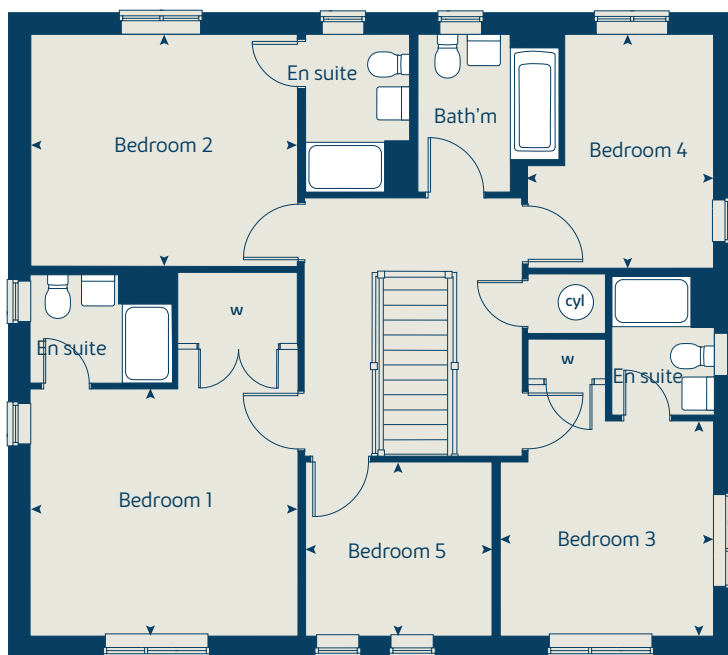
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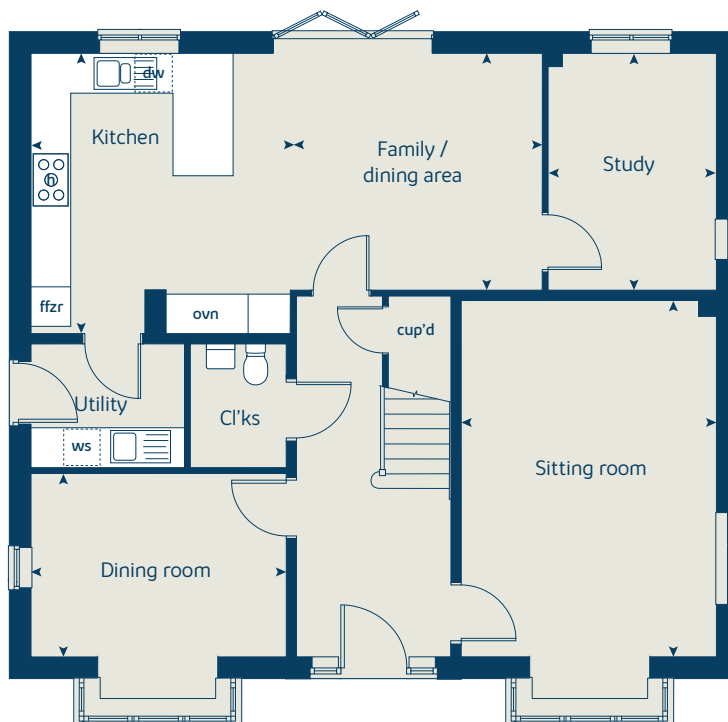
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JP 06.2024

First floor



Ground floor





Hollin Bank

Littleborough

Specification

bovishomes.co.uk

**Bovis
Homes** 

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

This specification indicates, by means of a dot (.), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

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JP 02.2026

**Bovis
Homes** 